

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/(954) 797-1101  
Prepared by: Christopher M. Gratz, Planner II

**SUBJECT:** TU 3-5-04, Andrx Pharmaceuticals, 4201 Kean Road

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** Temporary Use Permit for Andrx Pharmaceuticals Construction Trailers

**REPORT IN BRIEF:** The applicant is requesting approval for construction trailers that are associated with activities related to the construction of a new processing facility within the Andrx Pharmaceuticals headquarters building. The duration of the request is one (1) year; from April 8, 2004 to March 31, 2005. The construction trailers are proposed to be placed on a parcel to the west of the Andrx Pharmaceuticals headquarters building at 4201 Kean Road within the Long Horn Property Management storage yard. Additionally, a temporary asphalt parking lot will be installed to accommodate the vehicles of the construction workers. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Review Committee (DRC) and is attached.

**DURATION OF EVENT:** The duration of the request is April 8, 2004 to March 31, 2005.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that the Andrx Pharmaceuticals Construction Trailers will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized. The applicant shall file such authorization with the Development Services Department.
- (2) A building permit must be secured prior to the installation of the construction trailers.
- (3) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.
- (4) Install a pedestrian cross walk and signage from the site across Kean Road to the Andrx Pharmaceuticals Headquarters Building.

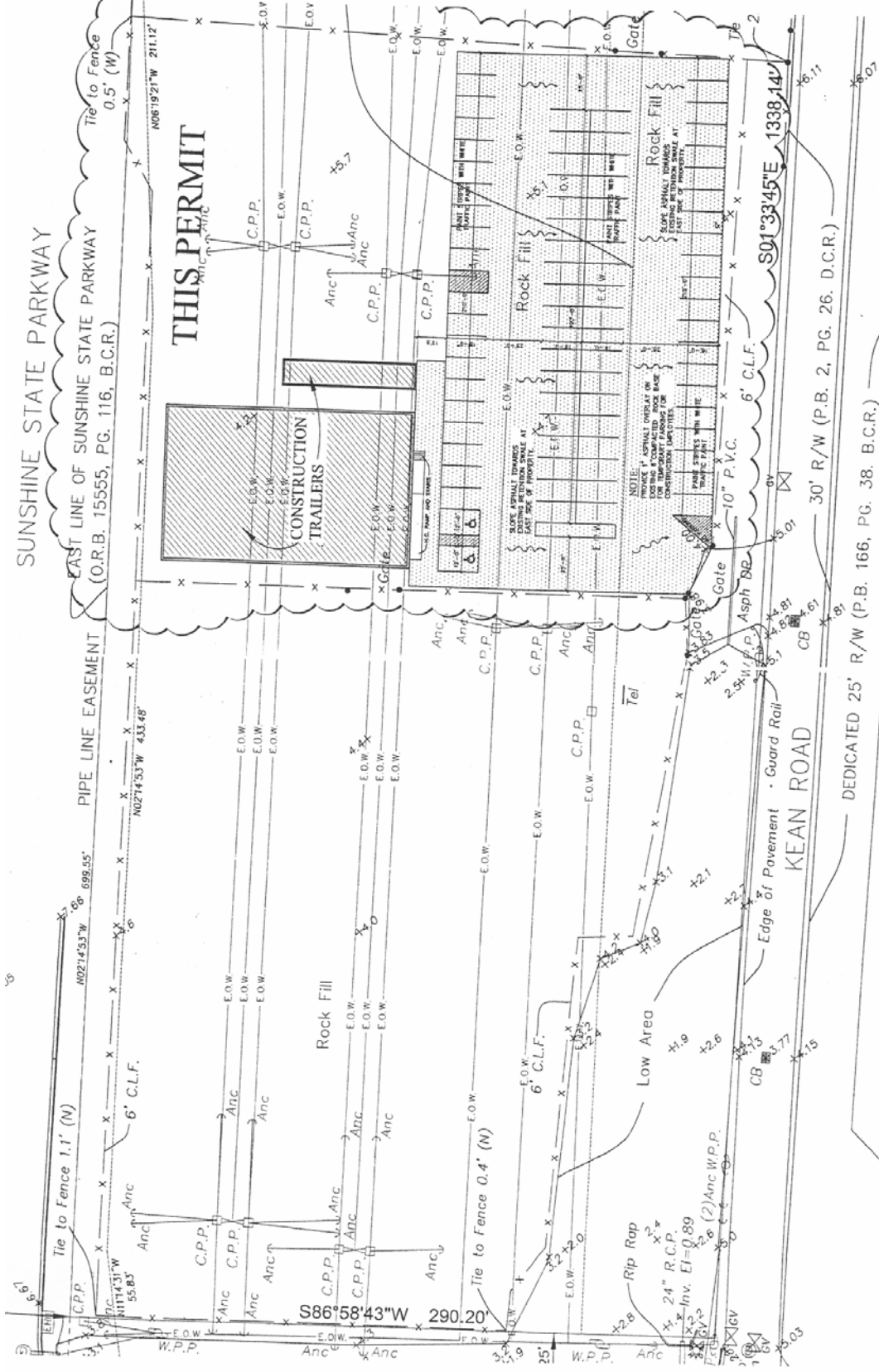
**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

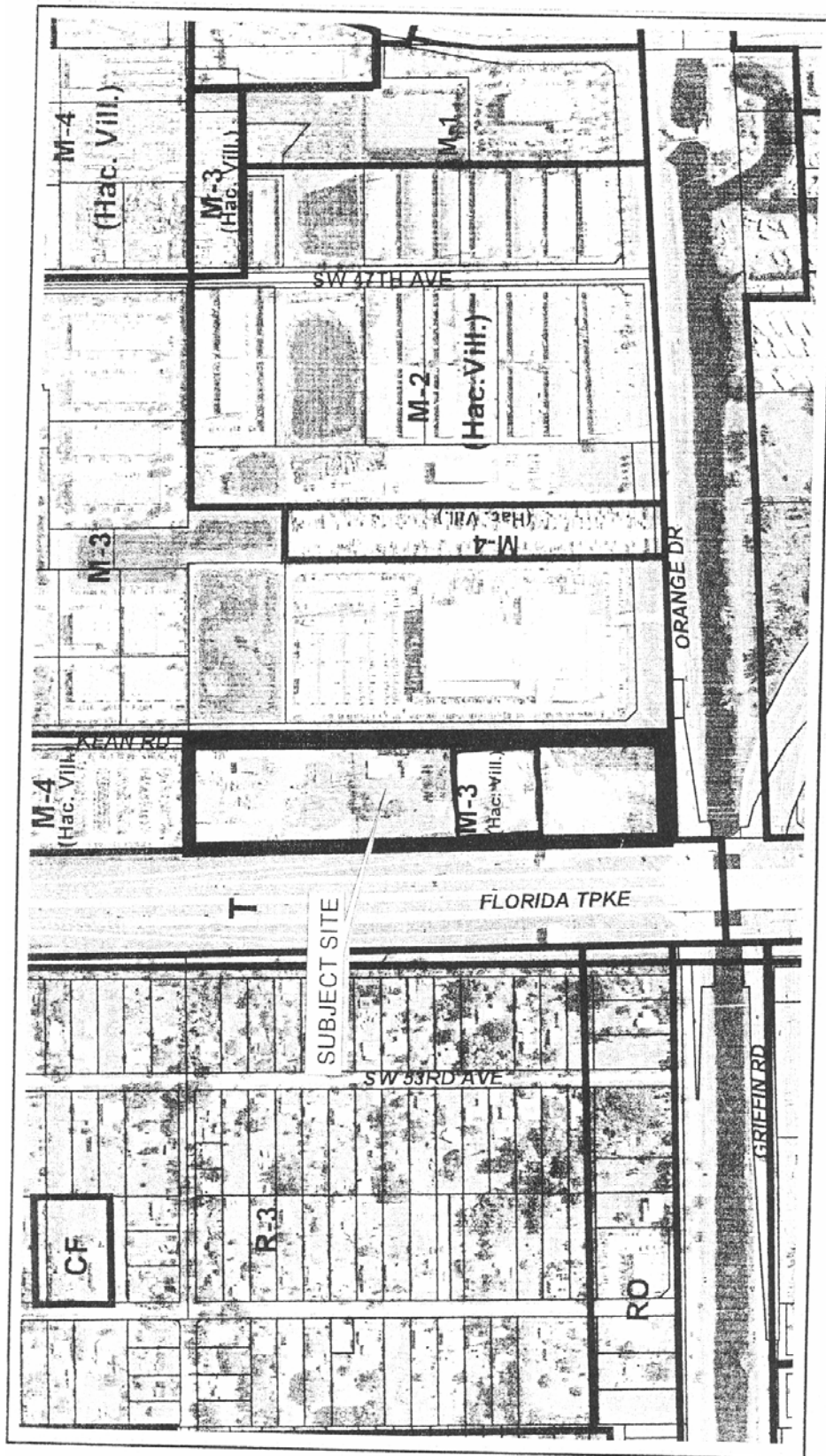
**Attachment(s):** Subject site map, Site plan.



ANDRX HEADQUARTERS BUILDING  
4955 ORANGE DRIVE, DAVIE, FLORIDA 33314



TEMPORARY CONSTRUCTION TRAILERS  
STATE, IN 20



Date Flown:  
12/31/01



400 0 400 800 Feet

Planning & Zoning Division - GIS



# TEMPORARY USE TU 3-5-04-ANDRX Zoning and Aerial Map

Prepared By: ILD  
Date Prepared: 7/10/03